



200710110105
Skagit County Auditor

10/11/2007 Page 1 of 4 3:13PM

Name: Clear Valley Environmental Farm

Address: 9 Teaberry Lane

City and State: Tiburon, CA 94920

Tax Account Number: P24443, P24490, P24497, P24498, P24530, P24531, P24532, P24533, P24512, P24535 and P109225
Escrow #: JM-1400

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED JM-1400
ACCOMMODATION RECORDING ONLY

THE GRANTOR Clear Valley Environmental Farm, LLC, a Washington LLC and Clear Valley Environmental Farm II, Inc., a Washington corporation,

for and in consideration of boundary line adjustment without monetary consideration

conveys and quit claims to Clear Valley Environmental Farm, LLC, a Washington LLC and Clear Valley Environmental Farm II, Inc., a Washington corporation,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Those portions of the East 1/2 of Section 10, Township 34 North and Range 4 East, W.M. and of the West 1/2 of Section 11, Township 34 North, Range 4 East, W.M., more particularly described as Parcel "A" After Boundary Line Adjustment and as Parcel "B" After Boundary Line Adjustment on the attachments hereto.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Ann Rader of the Skagit County Planning Department. 9/26/2007

Subject to matters of record.

Dated this 20 day of September, 2007.

Clear Valley Environmental Farm LLC by: [Signature]

Clear Valley Environmental Farm II by: [Signature]

4804
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 11 2007

Amount Paid \$ 6
Skagit Co. Treasurer
By [Signature] Deputy

Parcel "A" After Boundary Line Adjustment

Those portions of Sections 10 and 11, Township 34 North, Range 4 East, WM described as follows:

Parcel 1:

That portion of the South Half of the Northeast Quarter of said Section 10, lying Southerly of Nookachamps Creek:

Parcel 2:

The East half of the Southeast Quarter of said Section 10:

Parcel 3:

The West Half of the Southwest Quarter of said Section 11,
EXCEPT County road right of way,
ALSO EXCEPT that portion lying Southerly of the South line of Nookachamps Creek:

Parcel 4:

The Southwest Quarter of the Northwest Quarter of said Section 11,
EXCEPT County road right of way.

Parcel 5:

Beginning at a point on the North and South centerline of said Section 11, a distance of 60.00 feet North of where the North line of the right of way of the Seattle and International Railway crosses said line; Thence North 45° West to the Southerly bank of Nookachamps Creek; Thence Westerly, along the Southerly bank of said creek to the West line of said Section; Thence South to the Southwest corner of said Section 11; Thence East to the Southeast corner of said Southwest Quarter of said Section 11; Thence North to the place of beginning;

Parcel 6:

That portion of the Northwesterly Half of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company, by Deed recorded June 2, 1890, in Volume 10 of Deeds, page 574, records of Skagit County Washington, which lies within the East Half of the Southwest Quarter of said Section 11;

Parcel 7:

That portion of the Northwesterly Half of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company, by Deed recorded June 2, 1890, in Volume 10 of Deeds, page 574, records of Skagit County Washington, which lies within the Southeast Quarter of said Section 11 and lies Southwesterly of the Southeasterly extension of the Northeasterly line of that certain tract conveyed to Robert G. Lundvall, et.ux., by deed recorded September 3, 1982, as Auditor's File No. 8209030067

EXCEPT that portion described as follows:

That portion of Section 11, Township 34 North, Range 4 East, WM described as follows:
Commencing at the Southwest corner of said Section 11; Thence South 88° 32' 07" East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North 1° 06' 44" East 1024.71 feet to a point hereinafter referred to as Point "A" and the TRUE POINT OF BEGINNING; Thence North 65° 38' 15" West 89.27 feet; Thence North 60° 12' 24" West 578.82 feet; Thence North 58° 52' 21" West 337.35 feet; Thence North 43° 09' 09" West 68.08 feet; Thence North 0° 43' 05" West 371.65 feet; Thence North 3° 01' 13" East 349.79 feet; Thence North 28° 03' 28" East 282.53 feet; Thence North 39° 46' 02" East 128.04 feet; Thence North 73° 15' 44" East 458.76 feet; Thence North 49° 28' 04" East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of 87° 56' 43" an arc distance of 228.33 feet; Thence North 38° 28' 39" West 106.10 feet; Thence North 29° 08' 06" West 48.98 feet; Thence North 5° 45' 31" West 28.47 feet; Thence North 27° 57' 37" East 255.36 feet; Thence North 38° 57' 10" East 102.81 feet; Thence North 76° 29' 57" East 62.91 feet; Thence North 60° 00' 00" East 58.53 feet; Thence South 44° 26' 23" East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence Southerly along the Westerly margin 1113.75 feet more or less to the East line of the West Half of the Southwest Quarter of said Section 11; Thence South 1° 06' 44" West, along said East line, 2128.92 feet to the center of Nookachamps Creek; Thence Westerly along the centerline of Nookachamps Creek 157.43 feet to a point which lies South 1° 06' 44" West from the aforementioned Point "A"; Thence North 1° 06' 44" East 627.06 feet to the TRUE POINT OF BEGINNING.

Containing 196 Acres, more or less

Situate in the County of Skagit, State of Washington.



Parcel "B" After Boundary Line Adjustment

That portion of Section 11, Township 34 North, Range 4 East, WM described as follows:
Commencing at the Southwest corner of said Section 11; Thence South 88° 32' 07" East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North 1° 06' 44" East 1024.71 feet to a point hereinafter referred to as Point "A" and the TRUE POINT OF BEGINNING; Thence North 65° 38' 15" West 89.27 feet; Thence North 60° 12' 24" West 578.82 feet; Thence North 58° 52' 21" West 337.35 feet; Thence North 43° 09' 09" West 68.08 feet; Thence North 0° 43' 05" West 371.65 feet; Thence North 3° 01' 13" East 349.79 feet; Thence North 28° 03' 28" East 282.53 feet; Thence North 39° 46' 02" East 128.04 feet; Thence North 73° 15' 44" East 458.76 feet; Thence North 49° 28' 04" East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of 87° 56' 43" an arc distance of 228.33 feet; Thence North 38° 28' 39" West 106.10 feet; Thence North 29° 08' 06" West 48.98 feet; Thence North 5° 45' 31" West 28.47 feet; Thence North 27° 57' 37" East 255.36 feet; Thence North 38° 57' 10" East 102.81 feet; Thence North 76° 29' 57" East 62.91 feet; Thence North 60° 00' 00" East 58.53 feet; Thence South 44° 26' 23" East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence Southerly along the Westerly margin 1113.75 feet more or less to the East line of the West Half of the Southwest Quarter of said Section 11; Thence South 1° 06' 44" West, along said East line, 2128.92 feet to the center of Nookachamps Creek; Thence Westerly along the centerline of Nookachamps Creek 157.43 feet to a point which lies South 1° 06' 44" West from the aforementioned Point "A"; Thence North 1° 06' 44" East 627.06 feet to the TRUE POINT OF BEGINNING.

Containing 42.7 Acres, more or less.

Situate in the County of Skagit, State of Washington



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Skagit County Auditor

